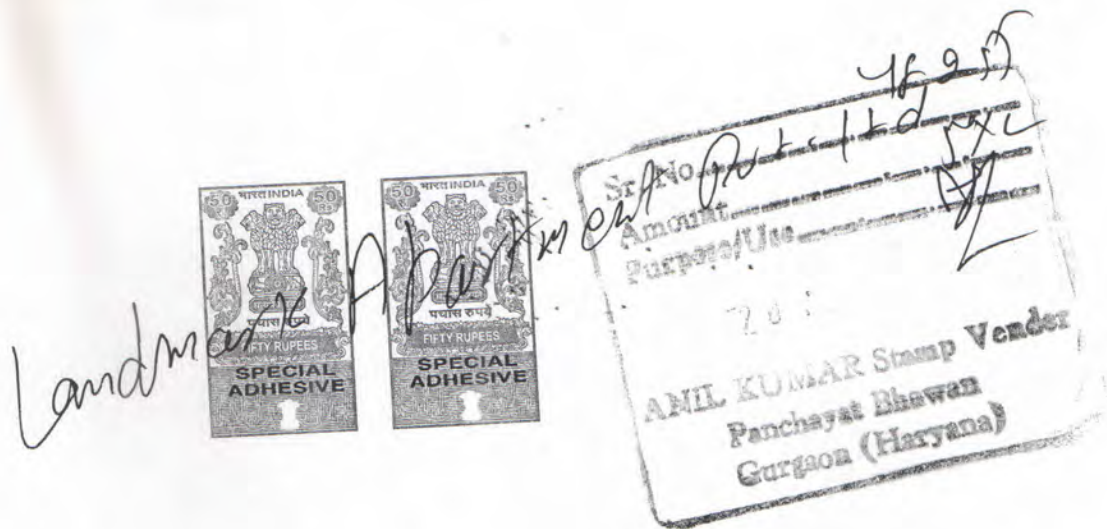




LC-IV

**AGREEMENT BY OWNER OF LAND INTENDING TO SET UP A GROUP
HOUSING COLONY**

This AGREEMENT is made on the 16th day of APRIL, 2011 (Two Thousand Eleven)

BETWEEN

Mr. Pardeep Singh, Mr. Sombir, Mr. Ajaybir, Mr. Ishwar Singh, Mr. Ramesh Kumar, Mr. Hawa Singh, Mr. Gaj Raj, Mr. Krishan Kumar, Mr. Ved Parkash, Mr. Vinod Singh, Mr. Anil Kumar, Mr. Roshan Lal, Mr. Jai Parkash, Mr. Rajesh, Mr. Dinesh Kumar, Mr. Naresh Kumar, Mr. Rakesh Kumar, Mr. Virender Singh R/o village Daultabad, Distt. Gurgaon. M/s Basic Developers Pvt. Ltd C/o M/s Landmark Apartments Pvt. Ltd having its registered office at A-11, C.R. Park, New Delhi (hereinafter called the 'OWNER') acting through its Authorized signatory, Sh. Sandeep Chhillar, which expression unless repugnant to the subject or context shall mean and include their successors, administrators and assigns of the ONE PART

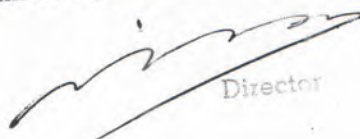
AND

The GOVERNOR OF HARYANA; acting through THE DIRECTOR GENERAL, TOWN AND COUNTRY PLANNING, HARYANA, CHANDIGARH (hereinafter referred to as the "DIRECTOR GENERAL") of the OTHER PART.

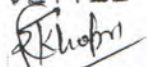
WHEREAS the owner is in the possession of the land mentioned in Annexure hereto for the purpose of converting it into a Group Housing colony.

AND WHEREAS under Rule - 11 of the Haryana Development and Regulation of Urban Areas Rules, 1976 (hereinafter referred to as the said "Rules") one of the conditions for the grant of license is that the owner shall enter into an agreement for carrying out and completion of development works in accordance with the license finally granted for

Landmark Apartments Pvt. Ltd.


Director


DG, TCP (HR)

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D. A. (HQ)

setting up a Group Housing Colony on land measuring 10.868 Acres falling in the revenue state of village Tikampur, Sec 103, Tehsil and District Gurgaon.
NOW THIS DEED WITNESSTH AS FOLLOWS:

1. In consideration of the Director General agreeing to grant license to the Owner to set up the said Group Housing Colony on the land mentioned in Annexure hereto on the fulfillment of all conditions laid down in Rule 11 of the Haryana Development and Regulation of Urban Areas Rules, 1976 by the Owner hereby covenants as follows:

a) That the Owner undertakes to pay proportionate External Development Charges (EDC) for the area earmarked for the Group Housing scheme as per rate, schedule, terms and conditions hereto:

i) That the Owner shall pay the proportionate External Development Charges at the tentative rate of Rs. 193.908 Lacs per gross acre of Total Group Housing Component of 10.814 acre and a tentative rate of Rs. 301.851 Lacs per gross acre of total Commercial component of .054 Acre under the said Group housing Colony with total gross Area of 10.868 Acre. These charges shall be payable to Haryana Urban Development Authority through the Director General, Town and Country Planning, Haryana either in lump sum within 30 days from the date of grant of License or in ten equal six monthly installments of 10% each i.e.

a. First Installment of 10% of the amount of EDC shall be payable within a period of 30 days from the date of grant of license.

b. Balance 90% in nine equal six monthly installments along with interest at the rate of 12% per annum on the unpaid portion of the amount.

ii) The EDC rates for Gurgaon Manesar Urban Complex Development Plan 2021 are on tentative basis and the rates, Schedules and terms and conditions of EDC may be revised by the Director General during the Time of License as and when necessary and the owner shall be bound to pay the enhanced amount of the EDC and the interest of the installment, if any from the date of grant of license and in accordance with the rate schedule, terms and condition so determined by the Director General shall furnish the additional Bank Grantee, if any, on the enhanced EDC Rates.

iii) In case the Owner asks for the completion certificate before the payment of EDC they would have to first deposit the entire balance of EDC and only thereafter the grant of completion certificate would be considered.

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Director

iv) The unpaid amount of EDC would carry an interest of 12% per annum (Simple) and in case of any delay in the payment of installments on the due date an additional penal interest of 3% per annum (making the total payable interest 15% per annum) would be chargeable upto a period of three months and additional three months with the permission of DTCP.

v) In case the HUDA executes external development work and completes the same before the due date and consequently requires the charges for the same, the DTCP shall be empowered to call upon the Owner to pay the EDC even before the completion of five year period and the Colonizer shall be bound to do so.

vi) Enhanced compensation of land cost, if any, shall be payable extra as decided by the Director General from time to time.

vii) The Owner shall arrange the electric connection from outside source for electrification of their Group Housing colony from HVPN. If the owner fails to seek electric connection from HVPN, the Director General shall recover that cost from the owner and deposit it the same with HVPN. However, the installation of internal electricity distribution infrastructure as per the peak load requirement of the colony shall the responsibility of the colonizer, for which the colonizer will be required to get the electrical (distribution services plan/estimates" approved from the agency responsible for installation of "external electrical services i.e., HVPN/UHBVNL/DHBVNL, Haryana and complete the same before obtaining completion certificate for the said Group Housing colony.

viii) No EDC would be recovered from the Economical Weaker Section (EWS)/ Lower Income Group (LIG) categories of allottees.

b) That the Owner shall be responsible for the maintenance and up-keep of all roads, open spaces, public parks and public health services for a period of five years from the date of issue of completion certificate under Rule 16 of the Rules, unless earlier relieved of this responsibility, when the Owner shall transfer all such roads, open spaces, public parks, public health services free of cost to the Government or the Local Authority as the case may be.

That the Owner shall construct at his own cost or get constructed by any other institution or individual at its own cost, school, hospitals, community centers and other community buildings on the land set apart for this purpose or undertake to transfer to the Government at any time, if so desired by the Government, free of cost, the land set apart for schools, hospitals, community centers and other community buildings, in which case the Government shall

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DG, TCP (HR)

Landmark Apartments Pvt. Ltd.

[Signature]
Director

be at liberty to transfer such land to any person or institution including a Local Authority on such terms and conditions as it may lay down.

No third party rights shall be created without obtaining the prior permission of the DTCPG.

All the community buildings will be got constructed by the Owner within a period of three years from the date of grant of license.

- c) That the Owner shall be individually as well as jointly responsible for the individual plan of licensed area as well as total combined plans of the licensed area as a whole.
- d) That the Owner shall complete the internal development works within two years of the grant of license.
- e) That the Owner undertakes to pay proportionate EDC for the area earmarked for group Housing scheme as per rate schedule terms and condition given in clause 1 (A) of the agreement.
 - i) That the rates, schedule and terms and conditions of EDC as mentioned above may be revised by the Director General during the licence. period as and when necessary and the Owner shall be bound to pay the balance of the enhanced charges, if any, in accordance with rates, schedule and terms and conditions determined by him along with interest from date of grant of licence.
 - ii) That all the buildings to be constructed in the said Group Housing Colony shall be with approval of the competent authority and shall in addition to provisions of Zoning plan of the site, conform to the building by-laws and regulations in force in that area and shall conform to the National Building Code with regard to the inter-se distances between various blocks, structural safety, ^{fire safety} sanitary requirements and circulation (vertical and horizontal)
 - iii) That the Owner shall furnish the layout plan of the Group Housing Scheme along with service plan/ detailed estimates together with the Bank Guarantee equal to 25% of the local cost of development works (internal/external) for the area under the Group Housing scheme within a period of 60 days from the sate of grant of licence
 - iv) That in case of Group Housing adequate accommodation shall be provided for domestic servants and other services population of the economically weaker section and number of such dwelling units shall not be less than 10% of the number of main dwelling units and the area of such a unit shall not be less than 140 sq ft. which will cater to the minimum size of the room along with bath and water closet.

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Landmark Apartments Pvt. Ltd.

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Director

- v) That in case of the said Group Housing Colony the Owner shall deposit 30% of the amount realized by him from the flat holders from time to time within 10 days of its realization in a separate account to be maintained in a Scheduled Bank and that this amount shall only be utilized by the owners towards meeting the cost of internal development works and construction works in the colony.
- vi) That adequate educational, health, recreational and cultural amenities to the norms and standards provided in the respective development plan of the area shall be provided.
- f) That the Owner shall deposit the Infrastructure Development Charges ("IDC") @ Rs. 625/- per square meter for group housing component and Rs. 1000/- per square meter for commercial component of the gross area of said Group Housing Colony in two equal installments. The first installment of the IDC shall be deposited by the Owner within sixty days from the date of the grant of the license and the second installment shall be deposited within six months of the date of the grant of the license. The unpaid amount of the IDC shall carry an interest @ 18% per annum (simple) for the delay in payment of installment
- g) That the Owner shall carry out at his own expense any other works which the Director General may think necessary and reasonable in the interest of proper development of the said Group Housing Colony
- h) That the Owner shall permit the Director General or any other Officer authorized by him in this behalf to inspect the execution of the development works in the said Group Housing Colony and the Owner shall carry out all directions issued to him for insuring due compliance of the execution of the development works in accordance with the license granted.
- i) That without prejudice to anything contained in this agreement, all the provisions contained in the Act and Rules shall be binding on the Owner.
- j) That the Owner shall give the requisite land for the treatment works (oxidation ponds) and for broad irrigation purpose at his own cost till the completion of the external sewerage system by HUDA and make their own arrangement for temporary disposable or give the requisite land. That the Owner shall make arrangement for water supply, sewerage, drainage, etc. to the satisfaction of DTCPE till the services are made available from the external infrastructure to be laid by HUDA.
2. Provided always also it is hereby agreed that should the Owner commit any breach of the terms and conditions of this Agreement or Bilateral Agreement or violate any provisions of the Act or Rules, then in case and notwithstanding the waiver of any previous clause or right the Director General may cancel the license granted to the Owner.

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Landmark Apartments Pvt. Ltd.

Director

3. Upon cancellation of the license under clause-2 above, action shall be taken as provided in the Haryana Development and Regulation of Urban Area Act, 1975 and the Haryana Development and Regulation of Urban Area Rules, 1976 and all the Subsequent amendments made in the Acts and Rules. The Bank Guarantee in that event shall stand forfeited in favour of the Director General.
4. The stamp duty and registration charges on this deed shall be borne by the Owner,
5. The expression "Owner" hereinbefore used/ shall include their heirs, legal representatives, successors and permitted assignees.
6. After the layout and development works or part thereof in respect of the said Group Housing Colony have been completed and a completion certificate in respect thereof have been issued, the Director General may, on an application in this behalf from the Owner release the Bank Guarantee or part thereof, as the case may be provided that, if the completion of the said Group Housing Colony is taken in part, only the part of the Bank Guarantee corresponding to the part of the said Group Housing Colony shall be released and provided further that the Bank Guarantee equivalent to the 1/5th amount thereof, shall be kept unreleased to ensure upkeep and maintenance of the said Group Housing Colony or the part thereof, as the case may be, for a period of five years from the date of the issue of the completion certificate under Rule-16 or earlier in case the Owner is relieved of the responsibilities in this behalf by the Government. However, the Bank Guarantee regarding the EDC shall be released by the Director General in proportion to the payment of the EDC received from the Owner,

IN WITNESS WHEREOF THE OWNER AND THE DIRECTOR GENERAL have signed this deed in the _____ day of _____ 2011 first above written

WITNESSES

1. *Shelva*
(NITIN KUMAR ANOJA)
#17724 Shubh Red Road
 2. *Ankita U4*
- WITNESSES

1. *Shelva*
(NITIN KUMAR ANOJA)
#17724 Shubh Red Road
2. *Ankita U4*

OWNER

Landmark Apartments Pvt. Ltd.

[Signature]
Director

DIRECTOR GENERAL
TOWN AND COUNTRY PLANNING
HARYANA, CHANDIGARH

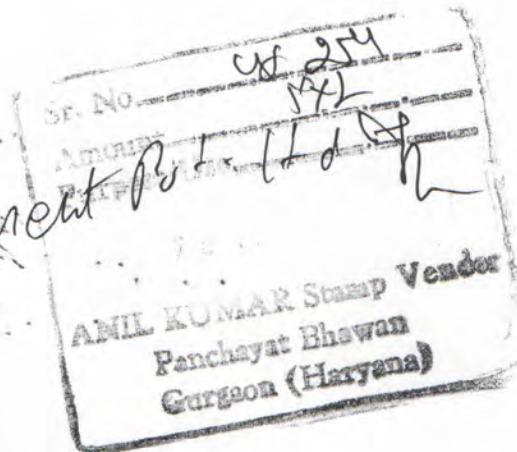
[Signature]
Buddh Ram
JE

[Signature]
Director General
Town & Country Planning,
Haryana, Chandigarh

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[Signature]
D. A. (HQ)

Land



LC-IV (A)

BILATERAL AGREEMENT BY THE OWNER OF LAND INTENDING TO SET UP A GROUP HOUSING COLONY.

This AGREEMENT is made on the 16th day of APRIL, 2011 (Two Thousand Eleven)

BETWEEN

Mr. Pardeep Singh, Mr. Sonbir, Mr. Ajaybir, Mr. Ishwar Singh, Mr. Ramesh Kumar, Mr. Hawa Singh, Mr. Gaj Raj, Mr. Krishan Kumar, Mr. Ved Parkash, Mr. Vinod Singh, Mr. Anil Kumar, Mr. Roshan Lal, Mr. Jai Parkash, Mr. Rajesh, Mr. Dinesh Kumar, Mr. Naresh Kumar, Mr. Rakesh Kumar, Mr. Virender Singh R/o village Daultabad, Distt. Gurgaon. M/s Basic Developers Pvt. Ltd C/o M/s Landmark Apartments Pvt. Ltd. having its registered office at A-11, C.R. Park, New Delhi (hereinafter called the "OWNER") acting through its authorized signatory, Sh. Sandeep Chhillar, which expression unless repugnant to the subject or context shall mean and include their successors, administrators and assigns of the ONE PART

AND

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[Signature]

D. A. (HQ)

The GOVERNOR OF HARYANA, acting through the DIRECTOR GENERAL, TOWN AND COUNTRY PLANNING, HARYANA (hereinafter referred to as the "Director General") of the OTHER PART.

WHEREAS in addition to agreement executed in pursuance of the provisions of rule 11 of the Haryana Development and Regulation of Urban Area Rules, 1976 (hereinafter referred to as the "Rules") and the conditions laid down therein for grant of license, the

Landmark Apartments Pvt. Ltd.

[Signature]
DG, TCP (HR)

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Director

Owner shall enter into a Bilateral Agreement with the Director General for carrying out and completion of the development works in accordance with the License finally granted for setting up of a Group Housing Colony on land measuring 10.868 Acre falling in the revenue state of village Tikampur, Sec 103, Tehsil and District Gurgaon..

AND WHEREAS the Bilateral Agreement mutually agreed upon and executed between the parties shall be binding on the Owner.

NOW THIS DEED OF BILATERAL AGREEMENT WITNESSETH AS UNDER:

1) In consideration of the Director General agreeing to grant license to the Owner to set up the said Group Housing Colony on the land mentioned in Annexure hereto and on the fulfillment of the conditions of this Bilateral Agreement, the Owner, their partners, legal representatives authorized agents, assignees, executors, etc. shall be bound by the terms and conditions of this Bilateral Agreement executed by the Owner, the Owner hereunder covenants as follows:

- a) That in case of said Group Housing Colony adequate accommodation shall be provided for domestic servants and other services population of economically weaker section and number of dwelling units shall not be less than 10% of the number of main dwelling units and the area of such unit shall not be less than 140 sq.ft. which will cater to the minimum size of the room along with bath and water closet.
- b) That all the buildings to be constructed in the said Group Housing Colony shall be with approval of the competent authority and shall in addition to provisions of Zoning plan of the site, conform to the building by-laws and regulations in force in that area and shall conform to the National Building code, with regard to the inter-se distance between various blocks, structural safety, fire fighting, Sanitary requirements and circulation (vertical and horizontal)
- c) That adequate educational, health, recreational and cultural amenities to the norms and standards provided in the respective development plan of the area shall be provided by Owner.

The Owner shall construct at, his own cost or get constructed by any other institution or individual at its own cost school, hospital, community centers and other community buildings on the land set apart for this purpose or undertake to transfer to the Government at any time, if so desired by the Government, free of cost, the land set apart for school, hospital, community centre and other community buildings in which case the Government shall be at liberty to transfer such land to any person or institution including the local authority on such terms and conditions as it may lay down.

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D. A. (HQ)

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DG, TCP (HR)

Landmark Apartments Pvt. Ltd.

[Signature]
Director

No third party right shall be created without the prior permission of the Director General Town and Country Planning, Haryana, Chandigarh. The Owner shall construct all the community buildings within a period of three years from the date of grant of License.

- d) -
- i. That the Owner undertakes to pay proportionate External Development Charges (EDC) for the area earmarked for the group housing scheme, as per the rate schedule, terms and conditions annexed hereto.
 - ii. That the rates, schedule and terms and conditions of the EDC as mentioned above may be revised by the Director General during the licence period as and when necessary and the Owner shall be bound to pay the balance of the enhanced charges, if any, in accordance with rates, schedule and terms and conditions determined by him along with the Interest from the date of grant of licence.
- e) That the Owner shall not be allowed to recover any amount whatsoever on account of internal community building from the flats holders @ Rs. _____ per gross acre which is a tentative charges only for construction of a portion of the total community buildings
- f) That the Owner shall ensure that the flats/dwelling units are sold/leased/transferred by them keeping in view the provision of Haryana Apartment Ownership Act, 1983.
- g) That the Owner shall abide by the provisions of the Haryana Apartment Ownership Act 1983.
- h) That the responsibility of the ownership of the common area and facilities as well as their management and maintenance shall continue to vest the Owner till such time the responsibility is transferred to the Owner of the dwelling unit under the Haryana Apartment Ownership Act, 1983
- i) That the Owner shall be responsible for the maintenance and upkeep of all roads, open spaces, public parks, public health services of the said Group Housing Colony for the period of five years from the date of the issue of completion certificate under rule 16 of the rules, unless earlier relieved of this responsibility, upon which the Owner shall transfer all such roads, open spaces, public parks an public health services free of cost to the Government or the local authority, as the case may be.

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Landmark Apartments Pvt. Ltd.

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Director

- j) That the Owner shall deposit 30% of the amount realized by him from the flat holders from time to time within 10 days of its realization in a separate account to be maintained in a Scheduled Bank and that this amount shall only be utilized by the owners towards meeting the cost of internal development works and construction works in the colony.
- k) That the Owner shall permit the Director General or any other Officer authorized by him in this behalf to inspect the execution of the development works in the said Group Housing Colony and the Owner shall carry out all directions issued to him for insuring due compliance of the execution of the development works in accordance With the license granted.
- l) That the Owner shall deposit the Infrastructure Development Charges ("IDC") @ Rs. 625/- per square meter for group housing component and Rs. 1000/- per square meter for commercial component of the gross area of said Group Housing Colony in two equal Installments. The first Installment of the IDC shall be deposited by the Owner within sixty days from the date of the grant of the license and the second installment shall be deposited within six months of the date of the grant of the license. The unpaid amount of the IDC shall carry an interest @ 15% per annum (simple) for the delay in payment of installment.
- m) That the Owner shall carry out, at his own expense any other works which the Director General may think necessary and reasonable in the interest of proper development of the said Group Housing Colony.
- n) That the Owner shall reserve 15% of the total number of flats developed or proposed to be developed for the allotment to the economically weaker sections categories, and the area of such a flat shall not be less than 200 sq. ft. These flats shall be allotted at the maximum cost of Rs. 1,50,000/- in the following manner.
- i) That for the allotment of the flats the Owner shall invite applications for allotment through open press from eligible member of the economically weaker sections categories, as defined by the State Government/Housing Board, Haryana. The Owner shall also announce the tentative number of flats, its price along with sizes available for such sale.
 - ii) That if the number of the application exceeds the number of flats, the allotment shall be made through the method of lottery/draw, by the Owner after giving due publicity and in the presence of the representative of the State Government. The successful applications will be allotted flats after complying with the usual business conditions with regard to the payment of the earnest money and acceptance of the

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D. A. (HQ)

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Landmark Apartments Pvt. Ltd.

[Signature]
Director

terms and condition of the sale within the stipulated time period prescribed by the Owner.

- iii) That the Owner while calling the applications for the allotment of the economically weaker section/lower income group categories of flats in the said group housing colony shall charge not more than 10% of the total tentative cost of such flats as registration/earnest money.
- iv) That any person registered under BPL family and includes his/her spouse or his/ her dependent children who do not own any flat in the HUDA sector/ Licence Colony in any of the Urban Area in the State, will be eligible for making the application
- v) That First Preference will be given to the BPL families listed in the same town and followed by Listed in the District and the State
- vi) That the complete scheme shall be floated for the allotment in one go within four months of the grant of licence or sanctioned of the building plans whichever is later and the possession of flats shall be offered within the valid licence period of 4 years.
- vii) That the Owner will make the scheme transparent, advertisement will be given in one of the leading English National dailies and two newspapers in vernacular languages having circulation of more than ten thousand copies in the said District and should having circulation of more than ten thousand copies in the said District and should include details like schedule of payment, number of flats, size etc. The advertisement should also highlight the other essential requirements as the envisaged on the policy of the Government.
- viii) That the allotment will be done through draw of the lots in the presence of the Committee consisting of Deputy Commissioner or his representative (atleast of the cadre of the Haryana Civil Services), Senior Town Planner of the Circle, Representative of the Director General, Town and Country Planning (DTCPG) and Owner concerned.
- ix) That the date of draw of the lots will be fixed by ⁶DTCPG and the results will also be published in the newspapers as referred in (vii) above.
- x) That the Owner will get commensurate number of the building plans of the EWS component approved while submitting the building plans of the main component in group housing colonies.

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Landmark Apartments Pvt. Ltd.

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DG, TCP (HR)

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Director

xi) That Owner will ensure at the time of grant of the occupation certificate in case of group housing colonies and grant of part completion certificate for the plotted colonies that the proportionate number of EWS units stand constructed & allotted and the plots reserved for EWS are also allotted.

xii) That the allotment of these plots/flats can also be made with the approval of the Govt. to a specific category of the people in the public interest on recommendations of a Committee headed by the Divisional Commissioner consisting of concerned Deputy Commissioner, Administrator, HUDA, STP & DTP. This category may include slum dwellers, occupying precious Government land and who are to be rehabilitated as per policy/court orders etc. or persons who have constructed houses on the acquired land and are eligible for the rehabilitations as per Government decision/court orders or the persons who have to be allotted oustees quota plots but the same are not readily available with HUDA/Government.

o) That the Owner shall drive maximum net profit @15% of the total project cost of the development of the above said Group housing Colony after making provisions of the statutory taxes. In case the net profit exceeds 15% after completion of the project period, the surplus amount shall be deposited, within two months in the State Government Treasury by the Owner or they shall spend this money on further amenities/ facilities in their colony for the benefit of the resident therein.

Further the Owner shall submit the following certificates to the Director General within ninety days of the full and final completion of the project from a Chartered Accountant that:-

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- a) The overall net profit (after making provision for the payment of taxes) has not exceeded 15% of the total project cost of the scheme.
- b) A minimum of 15% in case of economically weaker section/lower income group flats as provided in sub clause (n) have been allotted at the prescribed subsidized price.
- c) The owner while determining the sale price of the flats in open market shall compute the net profit @ 15% and the details of which including the cost of acquisition of land shall be supplied to the Director General as and when demanded by him. The total project shall mean a defined phase or a compact area of the colony, as approved by the Director General.
- d) After the layout plans and development works or part thereof in respect of the said Group Housing Colony have been completed and a

Landmark Apartments Pvt. Ltd.

DG, TCP (HR)

Director

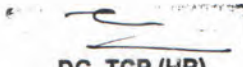
completion certificate in respect thereof have been issued, the Director General may, on an application in this behalf from the Owner release the Bank Guarantee or part thereof, as the case may be provided that, if the completion of the said Group Housing Colony is taken in part, only the part of the Bank Guarantee corresponding to the part of the said Group Housing Colony (shall be released and provided further that the Bank Guarantee equivalent to the 1/5th amount thereof, shall be kept unreleased to ensure upkeep and maintenance of the said Group Housing Colony or the part thereof, as the case may be, for a period of five years from the date of the issue of the completion certificate under Rule-16 or earlier in case the Owner is relieved of the responsibilities in this behalf by the Government. However, the Bank Guarantee regarding the EDC shall be released by the Director General in proportion to the payment of the EDC received from the Owner

e) That the bank guarantee of the internal rates works has been furnished on the interim rates for the development works and construction of the community buildings. The Owner shall submit the additional bank guarantee, if any, at the time of the approval of service plan/estimates according to the approved layout plan. In case of the of the community buildings, the bank guarantee is based on the interim rate of the construction, as on 01.01.1995 with an increase in the cost of construction and an increase in the number of facilities in the layout plan, the Owner will furnish an additional bank Guarantee within the thirty days on demand.

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2. Provided always and it is hereby agreed that if the Owner commit any breach of the terms and conditions of this Bilateral Agreement or violate any provisions of the Act and rules, then and in any such case and notwithstanding the waiver or any previous clause or right, the Director General, may cancel the license granted to the Owner.
3. Upon cancellation of the license under clause 2 above, action shall be taken as provided in the Haryana Development and Regulation of Urban Areas Act 1975 and the Haryana Development and Regulation of Urban areas Rules 1976 and all the subsequent amendments made in the Act and rules. The bank guarantee in that event shall stand forfeited in favor of the Director General.
4. That the Owner shall convey the "Ultimate Power Load Requirement" of the project to the concerned power utility, with a copy to the Director General, within two month period from the date of grant of licence to enable provision to site in licensed land Transformers/Switching Stations/Electric Sub Stations as per norms prescribed by the power utility in the zoning plan of the project.
5. The stamp duty and registration charges on this deed shall be borne by the Owner.

Landmark Apartments Pvt. Ltd.


DG, TCP (HR)


Director

6. The expression "Owner" hereinbefore used/ shall include their heirs, legal representatives, successors and permitted assignees.
7. That any other condition which the Director General may think necessary in public interest can be imposed.
8. That the Owner shall give the requisite land for the treatment works (oxidation ponds) and for broad irrigation purpose at his own cost till the completion of the external sewerage system by HUDA and make their own arrangement for temporary disposable or give the requisite land. That the Owner shall make arrangement for water supply, sewerage, drainage, etc. to the satisfaction of DTCPG till the services are made available from the external infrastructure to be laid by HUDA.
9. The Owner shall pay labour cess charges as per policy of govt. dated 25.02.2010.

IN WITNESS WHEREOF THE OWNER AND THE DIRECTOR GENERAL HAVE SIGNED THIS DEED ON THE DATE AND THE YEAR FIRST ABOVE WHITTEN

VETTED
[Signature]
D.A. (HQ)

WITNESSES

1. *[Signature]*
(NRI KNARANO A)
#7472/4 Shukel Road
Ambale City.
2. Ambale City.

WITNESSES

1. *[Signature]*
(NRI KNARANO A)
#7472/4 Shukel Road
Ambale City.
2. Ambale City.

OWNER

Landmark Apartments Pvt. Ltd.
[Signature]
Director

DIRECTOR GENERAL
TOWN AND COUNTRY PLANNING
HARYANA, CHANDIGARH

[Signature]
Buddh Ram
JE

[Signature]
Director General
Town & Country Planning,
Haryana, Chandigarh *[Signature]*